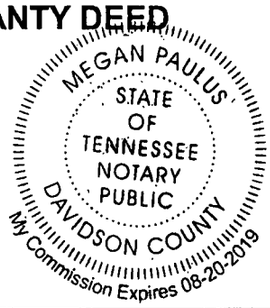
WARRANTY DEED



P-VRES-17-1606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

James S Talbot
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2017.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James S. Talbot	**Caliber Home Loans, Inc.**	
(NAME)	(NAME)	**072-04-0-056.00**
1606 Stratford Ave	**3701 Regent Boulevard, Suite 180**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Irving, TX 75063**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOAN D. ROY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES S. TALBOT, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 of Block "B" on the Plan of Inglewood Terrace of record in Plat Book 1130, Page 1, in the Register's Office for Davidson County, Tennessee, and described as follows:
Beginning at a point in the Westerly margin of Stratford Avenue at the common corner of Lots 18 and 19 of said Block; thence with the line between said lots Westerly 150 feet to the Easterly line of Lot17; thence with the line between Lots 17 and 18, Southerly 75 feet to the Northerly margin of Inglewood Circle North; thence with the margin of said Circle, in an Easterly direction 129-3/4 feet to the beginning of a curve; thence along said curve, Northeasterly 31.6 feet to a point in the Westerly margin of Stratford Avenue; thence with the margin of said Avenue, Northerly 54-3/4 feet to the point of beginning.

Being the same property conveyed to Joan D. Roy, unmarried by Warranty deed from Edwin M. Brown and wife, Jessie Abodean Brown of record in Book 6729, page 332, Register's Office for Davidson County, Tennessee, dated December 05, 1985 and recorded on December 06, 1985.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 1130, Page 1;
- Restrictions of record in Book 1066, Page 437;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4045, Page 222 and Book 4735, Page 816;
- Joint Driveway Agreement of record in Book 5104, Page 301;
- Easements of record in Book 4040, Page 277, Book 4097, Page 289 and Book 4308, Page 563, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1606 Stratford Ave, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170035105 DEEDWARR
Recvd: 04/26/17 10:35 2 pgs
Fees:13.00 Taxes:1006.40



20170426-0040877

Witness my/our hand(s) this the 20th DAY OF APRIL, 2017.

Joan D. Roy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN D. ROY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of April, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212